

**ORDINANCE NO. 98-10-CM**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN  
REAL ESTATE FROM A TO I3.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE  
COUNTY OF TIPPECANOE, INDIANA;**

**Section 1.** The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Sheffield Township, Tippecanoe County, Indiana, to-wit:

**EXHIBIT A**

**LEGAL DESCRIPTION**

**(Steele Land Trust No. 76-01 - West Side I-65 Petition - 55.22 Acres)**

A FRACTIONAL PART OF THE NORTHWEST QUARTER (1/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THREE (3) WEST, SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of the Northwest Quarter of said Section Eight, said Corner said Corner lying in Interstate I-65 (no monument found):

Thence N 89-16-30 W, 197.97 Feet along the South Line of said Northwest Quarter to a Re-Rod Set on the Westerly Right-of-Way Line of Interstate I-65, being the PLACE OF BEGINNING;

Thence N 89-16-30 W, 1518.70 Feet along said South Line being an Existing Fence Line to a Re-Rod set marking the Southwest Corner of Deed Record #258, Page 245, said Re-Rd lying between two Existing Concrete Post (sic);

Thence N 0-00-33 W, 2263.24 Feet along the West Line of said Deed Record to a Concrete Post lying on the South Right-of-Way Line of the Norfolk & Western Railway;

Thence S 88-20-45 E, 609.13 Feet along said South Right-of-Way Line, being an Existing Fence Line, and the extension thereof, to a chainlink Corner post marking the Northeast Corner of 0.160 Acre Exception;

Thence S 1-50-51 W, 70.92 Feet along the West Line of said Exception, being an Existing Fence Line to a chainlink Corner post marking the Southwest Corner of said exception;

Thence S 88-51-19 E, 105.79 Feet along the South Line of said Exception a chainlink Corner post lying on the aforesaid Westerly Right-of-Way Line of Interstate I-65:

Thence Southeasterly along the Westerly Right-of-Way Line of Interstate I-65 on the following Six (6) courses:

- (1) S 12-01-55 E, 197.74 Feet to a Highway Post;
- (2) S 13-54-19 E, 300.54 Feet to a Highway Post;
- (3) S 18-07-30 E, 411.71 Feet to a Highway Post;
- (4) S 20-11-36 E, 410.06 Feet to a Highway Post;
- (5) along a curve to the left, said curve having a radius of 5859.58 Feet, a central angle of 7-04-52, whose radius point bears N 70-06-22 E;

(6) S 26-58-30 Em 299.15 Feet to the PLACE OF BEGINNING.

CONTAINING 54.037 ACRES, MORE OR LESS BEING SUBJECT TO A SANITARY SEWER EASEMENT 40 FEET IN WIDTH, THE CENTERLINE BEING 50 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK & WESTERN RAILWAY, SAID EASEMENT BEING REFERRED TO IN DEED RECORD #88-12336 ALSO SUBJECT TO A 12.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PARALLEL TO AND THE ENTIRE LENGTH OF THE WEST LINE OF SAID 0.160 ACRE EXCEPTION.

A FRACTION PART OF THE NORTHWEST QUARTER (1/4) OF SECTION EIGHT (8) TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THREE (3) WEST, SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of the Northwest Quarter of Section Eight;

Thence N 89-16-30 W, 1716.67 feet along the South Line of said Northwest Quarter, being an Existing Fence Line, and the extension thereof, to a Re-Rod Set marking the Southwest Corner of Deed Record #258, Page 245 as found in the Office of the Tippecanoe County Recorder;

Thence N 0-00-33 W, 2263.24 Feet along the West Line of said Deed Record, being an Existing Fence Line, to a Concrete Post lying on the Southerly Right-of-Way Line of the Norfolk & Western Railway;

Thence N 0-15-36 W, 100.31 Feet to a Steel Post lying on the Northerly Right-of-Way Line of said Norfolk & Western Railway;

Thence S 88-32-30 E, 162.44 Feet along said Northerly Right-of-Way Line of said Railway to a Concrete Post being the PLACE OF BEGINNING;

Thence N 1-39-01 W, 79.44 Feet to a Concrete Right-of-Way marker lying on the South Right-of-Way Line of Indiana State Road Numbered 38;

Thence N 87-51-13 Em 506.12 Feet along said South Right-of-Way Line of said State Road, being an Existing Fence Line, to a Highway Post being in the intersection of said South Line of said State Road Numbered 38 and the Westerly Right-of-Way Line of Interstate I-65;

Thence S 37-04-04 E, 25.03 Feet along said Westerly Right-of-Way Line of said Interstate I-65, being an Existing Fence Line to a Highway Post;

Thence S 11-56-41 E, 97.41 Feet along said Westerly Right-of-Way Line of said Interstate I-65, being an Existing Fence Line, and the extension thereof, to the aforesaid Northerly Right-of-Way Line, of said Norfolk & Western Railway;

Thence N 88-12-09 W, 538.00 Feet along said Northerly Right-of-Way Line, to the PLACE OF BEGINNING.

CONTAINING 1.179 ACRES, MORE OR LESS, BEING SUBJECT TO A 12 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING REFERRED TO IN THE LEGAL DESCRIPTION FOR THE 0.160 ACRE EXCEPTION ALSO TOGETHER WITH A INGRESS AND EGRESS EASEMENT FROM STATE ROAD NUMBERED 38 AS REFERRED TO IN DEED RECORD #209, PAGAE 215.

**Section 2.** The real estate described above should be and the same is hereby rezoned from A to I3.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage.

**Adopted and passed** by the Board of Commissioners of Tippecanoe County, Indiana, this 2nd day of March, 1998.

<b><u>VOTE:</u></b>	BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE
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<b>YES</b>	<hr/> John L. Knochel, President
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<b>YES</b>	<hr/> Ruth E. Shedd, Vice President
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<b>YES</b>	<hr/> Kathleen Hudson, Member
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ATTEST:

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Betty J. Michael, Auditor